

Kildare Co. Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

19/05/2022/2022

**Re: Rural Node - Moyvalley
Development of a housing cluster
County Development Plan 2023 – 2029
for Streamstown Developments Ltd.**

Dear Sir/Madam,

I am instructed by Streamstown Developments Ltd. to make application to have the above site included in the Rural Node of Moyvalley.

Site

The site amounts to 1.5 hectares approx. and will accommodate a cluster of 5 rural houses.

Access

Access is off an existing cul-de-sac.

Water Supply

It is proposed to have a bored well to serve the 5 houses.

Foul Sewage

It is proposed to install a waste water treatment plant on each individual site.

Surface Water

Surface water can be disposed of to adequately sized soakpits on each site.

Transport

The site adjoins the presently closed Moyvalley Railway Station. However the site is located 3 km from Enfield.
Junction 9 of the M4 motorway is 3 km from the site.



Schools

There are primary schools at Cadamstown, Broadford, Johnstownbridge and Enfield all within 4 km of the site.

There is a secondary school at Longwood and a new secondary at Enfield presently under construction.

Shopping

Shopping is available at Enfield.

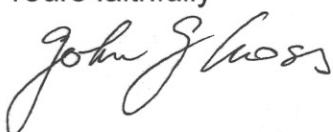
Fury's Bar and Restaurant is 200M from the site.

Conclusion

There is a need for rural housing clusters so as to avoid the provision of "one off" rural houses. The provision of this site will cater for the local demand for such housing.

On behalf of the Streamstown Developments Ltd. I request Kildare County Council to consider favourably this proposal.

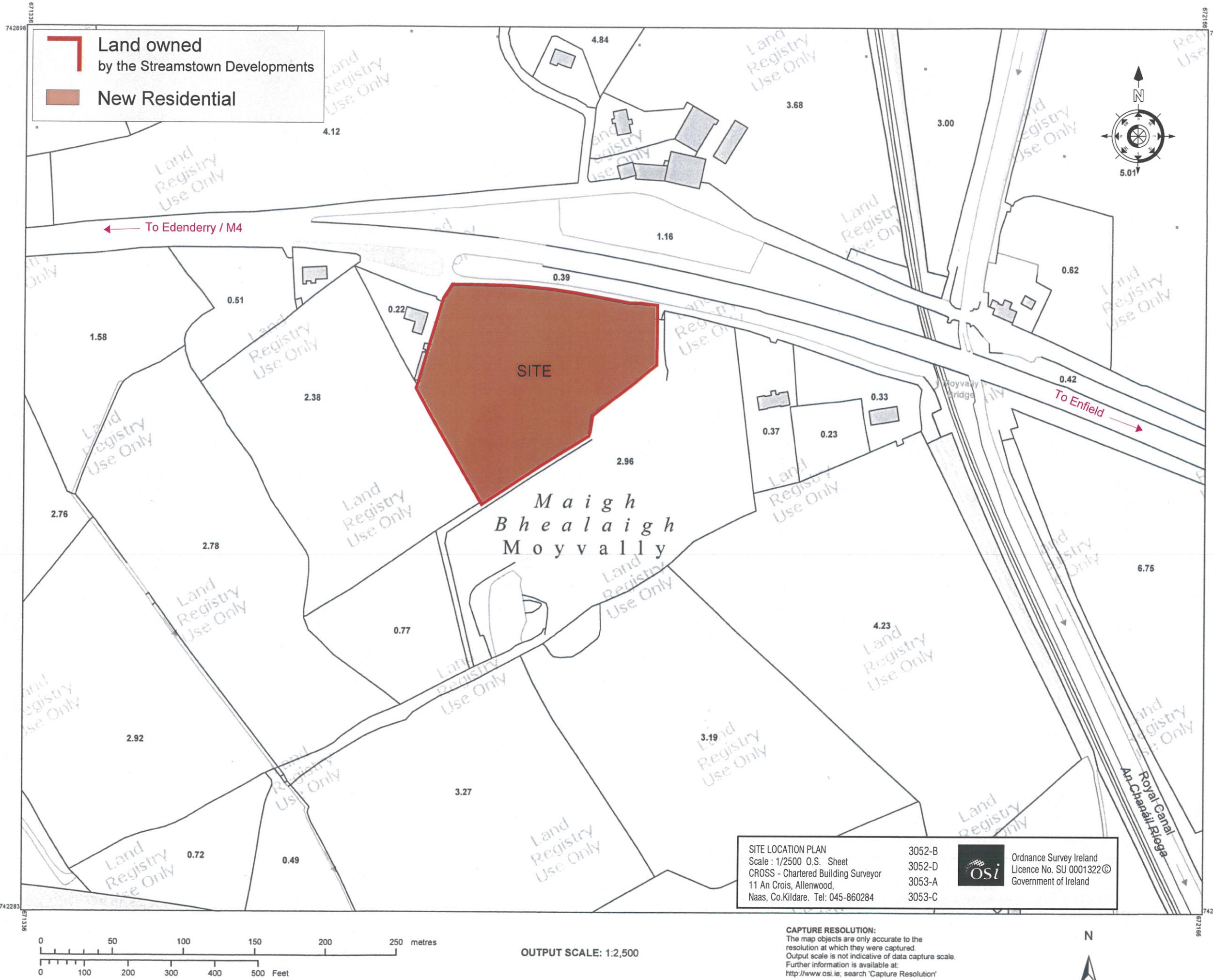
Yours faithfully



John J. Cross, MRICS, MSCSI, MCIOB
Chartered Building Surveyor



Land Registry Compliant Map



**CENTRE
COORDINATES:
ITM 671751,742591**

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ORDER NO.:
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MAP SERIES:
1:2,500
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MAP SHEETS:
3052-B
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3053-C



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SITE LOCATION PLAN 3052-B
 Scale : 1/2500 O.S. Sheet 3052-D
 CROSS - Chartered Building Surveyor 3053-A
 11 An Crois, Allenwood,
 Naas, Co.Kildare, Tel: 045-860284 3053-C



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